31228-5

Box 14

# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 147282 DEEDWARR
10/01/2018 11:57:37 AM 2 pgs
Fees: $13.00 Taxes: $614.20

20181001-0097038

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$170,000.00~~ $166,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of September, 2018.

Notary Public

My commission expires: 07/06/20

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Alexandra Damiano** | new owner | **105-160-B-105.00co** |
| **2197 Nolensville Pike #105** | | |
| **Nashville, TN 37211** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

**Jeanette Easley, single woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Alexandra Damiano, single woman**

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 105, Building No. B1, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570 and as amended in Instrument No. 20150211-0012545 and in Instrument No. 20150223-0015231, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the First Amendment to the Declarations of record under Instrument No. 20140903-0080570, amended in Instrument No. 20150211-0012545 and further amended in Instrument Nos. 20150223-0015231 and 20160524-0051837, said Register's Office, for a more complete identification and description of such Unit.**

**BEING all of the same property conveyed to Jeanette Easley, single woman by Warranty Deed dated September 26, 2014, from Park at Melrose Heights, LLC, a Tennessee limited liability company, of record in Instrument No. 20140929-0089135, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

**(1) The Plan as set out on Exhibit "D" to the First Amendment to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20140903-0080570, amended in Instrument No. 20150211-0012545 and further amended in 20150223-0015231 said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

**(2) Assignment of Declarant's Rights as of record in Instrument No. 20151019-0106253, said Register's Office.**

**(3) Charter of Park at Melrose Heights Condominium Association, Inc., of record in Instrument No. 20140820-0075537, Register's Office for Davidson County, Tennessee.**

**(4) Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, as of record in Instrument No. 20131219-0128193, Register's Office for Davidson County, Tennessee.**

**(5) Matters shown on Plan of record in Book 332, Page 90, Register's Office for Davidson County, Tennessee.**

**(6) Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4251, Page 953, Register's Office for Davidson County, Tennessee.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

**(7) Easements retained by Metro Government pursuant to an alley closure, of record as Bill No. 087-22 in the Metro Clerk's Office, closing Alley No. 1833 East of Canady Avenue.**

**(8) Application to Combine Parcels, of record in Instrument No. 20080508-0047907, Register's Office for Davidson County, Tennessee.**

**(9) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenance, of record in Instrument No. 20081103-0108990, Register's Office for Davidson County, Tennessee.**

**(10) Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No. 20081103-0108951, Register's Office for Davidson County, Tennessee.**

**(11) All matters set forth in the Declaration Establishing 440 Business Center Land Condominium, of record in Instrument No. 20111209-0096389, as amended by Instrument No. 20130904-0093227, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars as if copied verbatim.**

**(12) All matters shown on the plan as Exhibit "D" of the Declaration of record in Instrument No. 20111209-0096389, as amended by Instrument No. 20130904-0093227, Register's Office for Davidson County, Tennessee.**

**(13) Rights of others in and to the common areas/elements.**

**(14) Subject to the lien for special assessments contained in Declaration Establishing 440 Business Center Land Condominium.**

**(15) Grant of Easement to Comcast of Nashville I, LLC in Instrument No. 20150126-0007090, said Register's Office.**

**(16) Notice of Completion dated September 24, 2014, in Instrument No. 201409330-0090049, said Register's Office.**

**(17) Declaration of Covenants, Conditions, Restrictions and By-Laws for Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570, amended in Instrument Nos. 20150211-0012545, 20150223-0015231 and 20160524-0051837 Register's Office for Davidson County, Tennessee.**

**(18) Taxes for the current year, which have been prorated and assumed by Grantee(s) and subsequent years not yet due and payable.**

This is improved property, known as **2197 Nolensville Pike #105, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **27th** day of **September, 2018.**

Jeanette Easley

**Jeanette Easley**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, **Jeanette Easley,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **September, 2018.**

**Notary Public**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**My Commission Expires:** 1/17/21